

ZONING AND ADJUSTMENT BOARD

November 20, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, November 20, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Marge Thies, Ron Berry, Frank Topping, Frank Szczepanski, Dossie Singleton, and Bailey Cassels. Evan Merritt, Todd Brown, Rusty Mask and Richard Cole, Jr. were absent. R. Lee Hawkins - Zoning and Adjustment Board Attorney, Sandy Cassels - Board Secretary, and Bradley Cornelius - Planning Manager, Roberta Rogers - Director of Planning and Development were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Ms. Thies made a motion to approve the minutes from the November 6, 2006, meeting. Mr. Berry seconded the motion and the motion carried.

S2006-0012

Robert Lamar Hall, Jr., Trustee

Mr. Berry made a motion to remove this application from the table. Ms. Thies seconded the motion and the motion carried.

Mr. Cornelius explained staff would like to table this case until a date uncertain due to the Planning & Development department requiring time to get the information from Mr. Biggs for the environmental consultant. Mr. Cornelius explained it will be re-noticed and re-advertised with a date certain when the application comes back before the Zoning and Adjustment Board (ZAB).

Mr. Story stated all testimony for this case will be heard at the time the application comes back to the ZAB. Mr. Hawkins concurred.

Mr. Topping made the motion to table this case until a date uncertain. Mr. Cassels seconded the motion and the motion carried.

T2006-0042

Brian & Kathryn Adams

Mr. Berry made a motion to remove this application from the table. Mr. Szczepanski seconded the motion and the motion carried.

Mrs. Adams, applicant, was present and requesting a Temporary Use Permit for three (3) years as a care receiver's residence. There were seven (7) notices sent. Of the seven (7) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked Mrs. Adams about the relationship between herself and the care receiver. Mrs. Adams stated it is her mother needing the care.

Mr. Topping made the motion to approve the Temporary Use Permit for three (3) years for a care receiver's residence. Mr. Szczepanski seconded the motion and the motion carried.

SS2006-0027

Hang It Wright Drywall, Inc.

Mr. Berry made the motion to remove this case from the table. Mr. Cassels seconded the motion and the motion carried.

Lisa Maulden and James Wright, applicants, were present and requesting a Small Scale Future Land Use Amendment on 1.5 acres MOL from Agricultural to Commercial. There were five (5) notices sent. Of the five (5) notices sent, one (1) was returned in favor, five (5) were submitted with the application in favor and none were returned in objection. There were no objections from the audience. Mr. Cornelius discussed the land use study that had been done in 2004 on C-466 for possible commercial expansion. Ms. Thies asked if any thing had changed in the area to increase the limits of the commercial properties. Mrs. Rogers stated there had been no changes. Mr. Wright asked why there were set boundaries when it is a high traffic area. Mr. Berry stated the Future Land Use Map is a way of managing growth in the county and the ZAB has in the past not been in favor

of spot zoning. Ms. Maulden asked Mr. Cornelius if there is a way to temporarily change the land use and zoning for the present owners only. Mr. Cornelius stated there is not. Mr. Topping made a motion to recommend denial of the Small Scale Future Land Use Amendment to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion the carried.

R2006-0088

Hang It Wright Drywall

Lisa Maulden and James Wright, representatives for the applicant, were present and requesting a rezoning on 1.5 acres MOL from RR to CH. This rezoning is related to the above case (SS2006-0027). There were five (5) notices sent. Of the five (5) notices sent, one (1) was returned in favor, five (5) were submitted with the application in favor and none were returned in objection. There were no objections from the audience.

Mr. Topping made the motion to deny the rezoning request to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0043

Joan Veit

Joan Veit, applicant, was present and requesting a renewal of a Temporary Use Permit for two (2) years for security purposes for show monkeys. There were thirty-one (31) notices sent. Of the thirty-one (31) notices sent, two (2) were returned in favor and one (1) was returned in objection. There were no objections from the audience. Mrs. Veit stated the USDA requires a security person to be on the premises twenty-four (24) hours a day.

Mr. Topping made the motion to approve the renewal of the Temporary Use Permit for two (2) years for security purposes for show monkeys. Mr. Cassels seconded the motion and the motion carried.

T2006-0044

Tim & Beatrice Lunday

Tim Lunday, applicant, was present and requesting a Temporary Use Permit for three (3) years for a mobile home for a care receiver's residence. There were five (5) notices sent. Of the five (5) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked Mr. Lunday who would receive the care. Mr. Lunday stated his mother would receive the care.

Mr. Topping made the motion to approve the Temporary Use Permit for three (3) years for a mobile home for a care receiver's residence. Mr. Szczepanski seconded the motion and the motion carried.

R2006-0089

Garry & Dorrine Bach

Garry & Dorrine Bach, applicants, were present and requesting a rezoning on 1 acre MOL from a non-compliant A5 to RR1C on a vested parcel of record. There were two (2) notices sent. Of the two (2) notices sent, none were returned in favor or in objection. There were no objections from the audience.

Mr. Topping made the motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

R2006-0090

Desa-Rea & Richard A. Shirley, Jr.

Richard A. Shirley, Jr., applicant, was present and requesting a rezoning on 2.1 acres MOL from a non-compliant A5 to RR1C to complete a lineal transfer. There were six (6) notices sent. Of the six (6) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Cornelius stated this lineal transfer occurred prior to the new lineal transfer ordinance.

Mr. Topping made the motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0091

Marilyn & George H. Eversole, Sr.

Marilyn & George H. Eversole, Sr., applicants, were present and requesting a rezoning on 8.13 acres MOL from a non-compliant A5, non-compliant A1 and A1 to RR5C on a vested parcel of record. There were three (3) notices sent. Of the three (3) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mrs. Cassels explained the applicants had purchased the property at separate times which is how the non-compliant zoning classifications were created.

Mr. Topping made the motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

R2006-0092

Tina & Michael K. Mills, Jr.

Michael Mills, applicant, was present and requesting a rezoning on 2 acres MOL from a non-compliant A5 to RR1C to complete a lineal transfer. There were sixteen (16) notices sent. Of the sixteen (16) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Cornelius explained the lineal transfer was completed after the new lineal transfer ordinance requirements were created and it does comply. Mr. Topping asked about the transfer of the property. Mr. Mills stated his parents are transferring the property to him and his wife.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cassels seconded the motion and the motion carried.

S2006-0014

Juan & Blanca Cabrera

Blanca Cabrera, applicant, and Donna Hatcher, representative for the applicant, were present and requesting a Special Use Permit for a Type "A" commercial kennel. There were five (5) notices sent. Of the five (5) notices sent, three (3) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Berry asked Mrs. Cabrera what type of dogs she planned on having. Mrs. Cabrera stated she plans on having small breeds. Mr. Topping asked if the applicant has reviewed the conditions for approval. Mr. Cornelius stated the conditions are out of the Sumter County Land Development Code and the applicant will receive a copy of the staff report with the conditions on it.

Mr. Topping made the motion to approve the Special Use Permit to allow a Class "A" kennel. Mr. Szczepanski seconded the motion and the motion carried.

V2006-0003

Potter's House Church

No one was present for the applicant.

Mr. Berry made a motion to table this application until the December 4, 2006, Zoning and Adjustment Board meeting. Mr. Topping seconded the motion and the motion carried.

Ms. Thies made a motion to adjourn the meeting at 7:25 pm. Ms. Berry seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board